

ZONING AND ADJUSTMENT BOARD

February 6, 2006

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, February 6, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Frank Topping, Dossie Singleton, Marge Thies, Ron Berry, Rusty Mask, Dale Nichols, Richard Cole, Jr., Frank Szczepanski and Todd Brown. James Sutton, and Evan Merritt were absent. Meredith Kirste and Dave Davis- Zoning and Adjustment Board Attorneys, Roberta Rogers- Director of Planning Development, and Sandy Cassels- Board Secretary, were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Topping made a motion to approve the minutes from the January 17, 2006, meeting. Mr. Mask seconded the motion and the motion carried.

T2006-0003

Robert D. & Jaye L. Godin

Robert D. Godin, applicant, was present and requesting Renewal of a Temporary Use Permit for one (1) year. There were eight (8) notices sent. Of the eight (8) notices sent, none were returned in favor or objection. There were no objections from the audience. Mr. Topping asked Mr. Godin if the residence would be completed within a year as this is the second renewal for this TUP. Mr. Godin explained the residence would be completed within a year. He also stated he is the owner builder and that is why it is taking so long to complete.

Mr. Nichols made the motion to approval the Renewal of the Temporary Use Permit for one (1) year to allow a mobile home on the residence until the residence is complete. Mr. Singleton seconded the motion and the motion carried.

T2006-0004

Bill & Sandra Parks

No one was present for the applicant.

Mr. Topping made the motion to table this application until the February 20, 2006 Zoning & Adjustment Board meeting. Mr. Berry seconded the motion and the motion carried.

R2006-0008

William & Diana McDonald

William McDonald, applicant, was present and requesting a rezoning on 5.19 acres MOL from A5 to RR1C to complete a lineal transfer. There were six (6) notices sent. Of the six (6) notices sent, three (3) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Mr. McDonald how much land he was transferring. Mr. McDonald explained he is transferring 2 (two) acres to his son.

Mr. Nichols made the motion to recommend approval of the rezoning from A5 to RR1C on 5.19 acres MOL to complete a lineal transfer to the Board of Sumter County Commissioner based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

R2006-0010

Harry Harmer

William Keen, representative for the applicant, was present and requesting a rezoning on 27.58 acre MOL from A5 to A10 to allow a "Class B" Mobile Home. There were twenty-six (26) notices sent. Of the twenty-six (26) notices sent, two (2) were returned in favor and five (5) were returned in objection. There were objections from the audience. Mrs. Cassels read the letters of objection into the record. Mr. Brown recused himself as his brother-in-law is the representative for this applicant. Mr. Keen explained the

applicant, Mr. Harmer, is only in town for six (6) months out of the year and would like to install a 1994 doublewide mobile home as his residence while he is in town. The concerns from the audience were regarding Mr. Harmer being allowed to have multiple "Class B" mobile homes if this zoning were approved. Mrs. Rogers explained if Mr. Harmer wanted to have multiple mobile homes, he would have to go through the subdivision process and rezoning process again, in which the neighbors would be re-notified and would be able to come back to voice their concerns again.

Mr. Nichols made the motion to recommend approval of the rezoning from A5 to A10 on 27.58 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2006-0011

Francis Foster, ETAL

Francis Foster, applicant, was present and requesting a rezoning of 2 (two) vested 7.50 acre parcels from an illegal A10 to RR5. There were six (6) notices sent. Of the six (6) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the rezoning from an illegal A10 to RR5 on two (2) vested 7.50 acre parcels to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

SS2006-0005

Mark Caruthers Revocable Living Trust

Mark Caruthers, applicant, was present and requesting a Small Scale Land Use Change on 5.65 acres from Commercial to Rural Residential. There were five (5) notices sent. Of the five (5) notices sent, none were returned in favor or objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the Small Scale Land Use Change from Commercial to Rural Residential on 5.65 acres to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

R2006-0009

Mark Caruthers Revocable Living Trust

Mark Caruthers, applicant, was present and requesting a rezoning of 5.65 acres from CH to RR1C. There were five (5) notices sent. Of the five (5) notices sent, none were returned in favor or objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the rezoning from CH to RR1C on 5.65 acres from CH to RR1C to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

Mrs. Rogers discussed the new ordinance for the Temporary Use Permits for hardship cases. The new ordinance will allow up to 6 (six) months to remove the second residence from the property after the existence of the hardship. Mrs. Rogers explained the board can decrease the time allotted if they choose to do so. Ms. Thies suggested the board consider 90 days.

After much discussion Mr. Szczepanski made a motion to allow 90 days to remove the second residence after the need for a hardship no longer exists or the Temporary Use Permit has expired. Mr. Cole seconded the motion and the motion carried.

Mrs. Rogers submitted maps showing the new annexations of the City of Wildwood.

Mr. Nichols made a motion to adjourn the meeting at 7:15 pm. Ms. Thies seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board